

MEMORANDUM

DECEMBER 3, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on fifty-nine zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

NeighborhoodsRecommendations

	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	4			
Back Bay	3			
Beacon Hill	2			
Charlestown	4		1	
Chinatown	1			
City Proper				
Dorchester	4		1	
East Boston	4			1
Fenway				
Government Center				
Hyde Park	1			
Jamaica Plain	3	1	1	
Kenmore	3			
Mattapan				
North End	1			1
Roslindale	4			
Roxbury	3		1	
South Boston	2		1	1
South Cove	1			
South End				1
West Roxbury	3	1	1	

Allston-Brighton

- Approve Z-9313. 55 Bennett Street. Two-family dwelling.
Approve Z-9314. 109 Murdock Street. Enclose porches.
Approve Z-9336. 81 Parsons Street. Two-family dwelling.
Approve Z-9273. 86-92A Franklin Street. One-story addition.

Back Bay

- Approve Z-9294. 10-11 Arlington Street. Law office.
Approve Z-9339. 416 Marlborough Street. 78 apartments.
Approve Z-9355. 386 Marlborough Street. Lodging house.

Beacon Hill

- Approve Z-9304. 24A-24 Joy Street. Six apartments and store.
Approve Z-9291. 14 Cedar Lane Way. Roof deck.

Charlestown

- Approve Z-9295. 364 Bunker Hill Street. Four-family dwelling..
Approve Z-9306. 28 Adams Street. Two-family dwelling.
Approve Z-9333. 60 Elm Street. Combine apartments.
Approve Z-9343. 435H-435 Main Street. Three apartments and retail.
Denial as Submitted Z-9342. 19 Albion Place. Small lot, insufficient parking.

Chinatown

- Approve Z-9171. 74 Kneeland Street. Take-out restaurant.

Dorchester

- Approve Z-9283. 46 Meadowbrook Avenue. Two car garage.
Approve Z-9292. 53 Saxton Street. Porch enclosure.
Approve Z-9316. 190-190A Savin Hill Avenue. Three-family dwelling.
Denial as Submitted Z-9317. 31 Spring Garden Street. Occupancy excessive.
Approve Z-9347. 6-8 Bloomington Street. Two-story addition.

East Boston

Approve Z-9280. 88-92 Brooks Street. Three apartments.
Deferral Z-9296. 400 Border Street. Insufficient review time.
Approve Z-9297. 138 Bennington Street. Two-family and beauty salon.
Approve Z-9305. 198 Marion Street. Addition to variety store.
Approve Z9309. 22-24 Gladstone Street. Four-family dwelling.

Hyde Park

Approve Z-9366. 68 Danny Road. One family dwelling.

Jamaica Plain

Denial Z-9385, 3534 Washington Street, sign.
Denial w/o Z-9301. 9 St. John Street. Four-family dwelling.
Prejudice
Approve Z-9302. 40 Greenough Avenue. Three-family dwelling.
Approve Z-9355. 14 Brookley Road. Fabrication of iron railing.
Approve Z-9293 110 Chestnut Avenue. Addition to one family dwelling.
Kenmore
Approve Z-9282. 484 Commonwealth Avenue. Six apartments, offices, restaurant.
Approve Z-9307. 470 Commonwealth Avenue. Seven apartments, penthouse addition.
Approve Z-9311. 115-125 Jersey Street. Sign.

North End

Deferral Z-9285. 27-29 North Margin Street. Present plans to community.
Approve Z-9352. 280-292 Commercial Street. Interim parking lot.

Roslindale

Approve Z-9287- 790-800 Canterbury Street. Four unit townhouse
9288. structure.
Approve Z-9332. 5 Dellmore Road. Two-family dwelling.
Approve Z-9354. 15 Highfield Road. Two-story addition.

Approve Z-9319- 162-180C Mt. Hope Street and 2A-22B Mt. Calvary
9329. Road.
Twenty-five residential units.

Roxbury

Approve Z-9281. 144-146 Calumet Street. Seven apartments, rooftop
Denial w/o addition.
Prejudice

Approve Z-9308. 73-77 Calumet Street. Three-family dwelling consistent
with existing housing.

Approve Z-9275. 21 Woodbine Street. Two-family dwelling.

South Boston

Approve Z-9289. 713-721 East Seventh Street. Four one-family
townhouses.

Deferral Z-9290. 598-600 East Second Street. Five attached townhouse
structures.

Approve Z-9335. 45 Thomas Park. Rear porches.

Denial w/o Z-9337. 317-319 West Third Street. Basement apartments.
Prejudice

South Cove

Approve Z-9334. 210 Columbus Avenue. Car rental agency.

South End

Approve Z-9338. 562 Massachusetts Avenue. Fire escape.

Deferral Z-9331. 465 Massachusetts Avenue. Meet with community.

West Roxbury

Approve Z-9298. 80 Mt. Vernon Street. Subdivision.

Approve Z-9303. 17 Eagle Street. One-story addition.

Denial w/o Z-9299. 78 Rockland Street. Meet with community.
Prejudice

Approve Z-9341. 67R Stratford Street. Accessory garage.

Denial Z-9345. 10 Partridge Street. Three-family dwelling.

BOARD OF APPEAL REFERRALS

December 4, 1986

		<u>Hearing</u>	
1.	Z-9171	12/2/86	Lem Wong 74 Kneeland Street, Boston
2.	Z-9273	12/2/86	Canterbury Realty Trust 86-92A Franklin Street, Allston
3.	Z-9275	12/2/86	Bruce Thatcher 21 Woodbine Street, Roxbury
4.	Z-9280	12/2/86	Robert J. Gregory & Ronald P. D'Amico 88-92 Brooks Street, East Boston
5.	Z-9281	12/2/86	Daniel West 144-146 Calumet Street, Roxbury
6.	Z-9282	12/2/86	Diane Arenella 484 Commonwealth Avenue, Boston
7.	Z-9283	12/2/86	Ludovic DeRosena 46 Meadowbank Avenue, Dorchester
8.	Z-9285	12/2/86	Carmen Spagnuolo 27-29 North Margin Street, Boston
9.	Z-9287-9288	12/2/86	Kenneth S. Portanova 790-800 Canterbury Street, Roslindale
10.	Z-9289	12/9/86	Sam Omar 713-721 East Seventh Street, South Boston
11.	Z-9290	12/9/86	Sam Omar 598-600 East Second Street, South Boston
12.	Z-9291	12/2/86	John C. & DeChantal B. Bowman 14 Cedar Lane Way, Boston
13.	Z-9292	12/9/86	Mary McDonough 53 Saxton Street, Dorchester
14.	Z-9293	12/9/86	Claire S. Figueiredo 110 Chestnut Avenue, Jamaica Plain
15.	Z-9294	12/2/86	Harbridge House, Inc. 10-11 Arlington Street, Boston
16.	Z-9295	12/2/86	Thomas J. Shields 364 Bunker Hill Street, Charlestown
17.	Z-9296	12/9/86	General Ship Corporation 400 Border Street, East Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

December 4, 1986

Hearing

18.	Z-9297	12/9/86	Rocco & Georgianna Sciaraffa 138 Bennington Street, East Boston
19.	Z-9298	12/2/86	Mabel D. Brokvist 80 Mt. Vernon Street, West Roxbury
20.	Z-9299	12/2/86	Kenneth E. Cunningham 78 Rockland Street, West Roxbury
21.	Z-9301	12/2/86	James J. Craven, Jr. 9 St. John Street, Jamaica Plain
22.	Z-9302	12/2/86	Thomas Schocken 40 Greenough Avenue, Jamaica Plain
23.	Z-9303	12/9/86	Helena & Mark Foster 17 Eagle Street, West Roxbury
24.	Z-9304	12/9/86	Charles C. Dumbaugh 24A-24 Joy Street, Boston
25.	Z-9305	12/9/86	Roy J. Antonuccio 198 Marion Street, East Boston
26.	Z-9306	12/9/86	Lawrence Dowler & Barbara Pine 28 Adams Street, Charlestown
27.	Z-9307	12/9/86	Donna Franca Franzaroli 470 Commonwealth Avenue, Boston
28.	Z-9308	12/2/86	Timothy & Annmarie McGillicuddy 73-77 Calumet Street, Roxbury
29.	Z-9309	12/9/86	Bruce E. Peck, III 22-24 Gladstone Street, East Boston
30.	Z-9311	12/9/86	Queensberry Assoc. Trust 115-125 Jersey Street, Boston
31.	Z-9313	12/2/86	Mario Martins 55 Bennett Street, Brighton
32.	Z-9314	12/9/86	Jeannette M. Vaillancourt 109 Murdock Street, Brighton
33.	Z-9316	12/11/86	Pablo Navajas 190-190A Savin Hill Avenue, Dorchester
34.	Z-9317	12/9/86	Francis X. McGonagle 31 Spring Garden Street, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

December 4, 1986

Hearing

35.	Z-9319-9329	1/6/86	McCormack Development Corporation 162-180c Mt. Hope Street & 2a-22b Mt. Calvary Road, Roslindale
*36.	Z-9331	12/11/86	Colin P. Bowen 465 Massachusetts Avenue, Boston
37.	Z-9332	12/11/86	John F. Harrington 5 Dellmore Road, Roslindale
38.	Z-9333	12/11/86	Verne S. & Madeline Caviness 60 Elm Street, Charlestown
39.	Z-9334	12/11/86	Austin L. Rounds 210 Columbus Avenue, Boston
40.	Z-9335	12/9/86	Karen D. Flaherty 45 Thomas Park, South Boston
41.	Z-9336	12/9/86	Anthony Bossio 81 Parsons Street, Brighton
42.	Z-9337	12/6/86	Austin O'Connor 317-319 West Third Street, South Boston
43.	Z-9338	12/9/86	562 Massachusetts Avenue Associates 562 Massachusetts Avenue, Boston
*44.	Z-9339	12/16/86	Veaonia Realty Trust 416 Marlborough Street, Boston
45.	Z-9341	12/16/86	Bachara & Mary Dolabany 67 Stratford Street, West Roxbury
46.	Z-9342	1/6/86.	Loring T. Verry 19 Albion Place, Charlestown
47.	Z-9343	1/6/87	Deborah S. Belcher & G. L. Kroner 435-435H Main Street, Charlestown
48.	Z-9345	12/16/86	Mark J. & Brenda J. O'Connor 10 Partridge Street, West Roxbury
49.	Z-9347	12/11/86	Kathleen Connors 6-8 Bloomington Street, Dorchester
50.	Z-9352	12/16/86	Commercial Clark Realty Trust 280-292 Commercial Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

December 4, 1986

Hearing

51.	Z-9353	12/11/86	George & Mary DeAngelis 14 Brookley Road, Jamaica Plain
52.	Z-9354	12/11/86	Neil D. Collins 15 Highfield Road, Roslindale
*53.	Z-9355	12/11/86	International Fellowship House 386 Marlborough Street, Boston
*54.	Z-9366	12/6/86	Walter E. Tivnan, Jr. 68 Danny Road, Hyde Park
*55.	Z-9382-9383	12/16/86	Kevin McCormack 141 Bolton Street & 166 West Third Street South Boston
*56.	Z-9385	12/16/86	P. J. Janis Co., Inc. 3534 Washington Street (7 Rossmore Road) Jamaica Plain
*57.	Z-9387	12/16/86	Boston School House Associates 82 Green Street, Jamaica Plain
*58.	Z-9237-9238	12/16/86	Quincy-Geneva Housing Limited Partnership 538-544 Warren Street, Roxbury
*59.	Z-9272	12/16/86	Carl Gerard DeSantis 61 Putnam Street, East Boston

*not included in original submission

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TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/2/86 Z-9171
Lem Wong
74 Kneeland Street
Boston

Site: One-story structure

District(s): Manufacturing (M-8)

Purpose: Erect one-story addition to take-out restaurant.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9171, Lem Wong, 74 Kneeland Street, Boston, for variance to erect one-story addition to take-out restaurant in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of facade improvement to existing building and addition be submitted to the Authority for design review approval. Chinese food restaurant.



Z-9171

74 KNEELAND ST.

BOSTON

Hearing: 12/2/86 Z-9273
Canterbury Realty Trust
86-92A Franklin Street
Allston

Site: One-story structure

District(s): Residential, three-family (R-.8) & Local business (L-.5)

Purpose: change occupancy from retail shop to offices and contractor's yard; erect one-story addition; erect seven-foot screening fence.

Violation(s): Outdoor storage of contractor's equipment is forbidden use.

Parking lot is conditional use.

Insufficient front, side yards, setback of parapet, and off-street parking.

VOTED: In reference to petition Z-9273, Canterbury Realty Trust, 86-92A Franklin Street, Allston, for forbidden use, conditional use, and four variances for change of occupancy from retail shop to offices and contractor's yard in a local business (L-.5) and residential (R-.8) districts, the Boston Redevelopment Authority recommends approval with the following proviso: that exterior and interior plans be submitted to the Authority for design review approval; that there be no outdoor storage of equipment; that two off-street parking spaces be provided. Appellant has agreed to design the addition for conversion to two residential apartments if the building is sold or leased. Abutters and Allston Civic Association indicate support.



Z-9273

86-92A FRANKLIN ST. ALLSTON

Hearing: 12/2/86 Z-9275
Bruce Thatcher
21 Woodbine Street
Roxbury

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9275, Bruce Thatcher, 21 Woodbine Street, Roxbury, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Lot area is consistent with that of existing one-, two-, and three-family properties on Woodbine Street.



Z-9275

21 WOODBINE ST. ROXBURY

Hearing: 12/2/86 Z-9280
Robert J. Gregory &
Ronald P. D'Amico
88-92 Brooks Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two apartments and contractor's office to three apartments.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9280, Robert J. Gregory & Ronald P. D'Amico, 88-92 Brooks Street, East Boston, for two variances for change of occupancy from two apartments and contractor's office to three apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. This area of East Boston is a multifamily residential. The change of use from a first-floor office to a residential unit is appropriate. The applicant has significantly upgraded the property without impacting the surrounding residents in a negative manner. Design review is necessary to assure that the street frontage reflects the property's intended use and provides quality living space.



Z-9280

88-92 BROOKS ST. EAST BOSTON

Hearing: 12/2/86 Z-9281
Daniel West
144-146 Calumet Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from six to seven apartments;
erect one-story roof addition.

Violation(s): Insufficient lot area, open space, side, and rear
yards.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9281, Daniel West, 144-146 Calumet Street, Roxbury, for six variances for change of occupancy from six to seven apartments and erect one-story roof addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval of conversion from six to seven apartments with proviso that basement unit comply with Inspectional Services Department guidelines and denial without prejudice of rooftop addition. This type of visible projection on a traditional three-story frame structure (three decker) will be precedent setting. Appellant should consult neighborhood civic group and abutters.



Z-9281 144-146 CALUMET ST. ROXBURY

Hearing: 12/2/86 Z-9282
Diane Arenella
484 Commonwealth Avenue
Boston

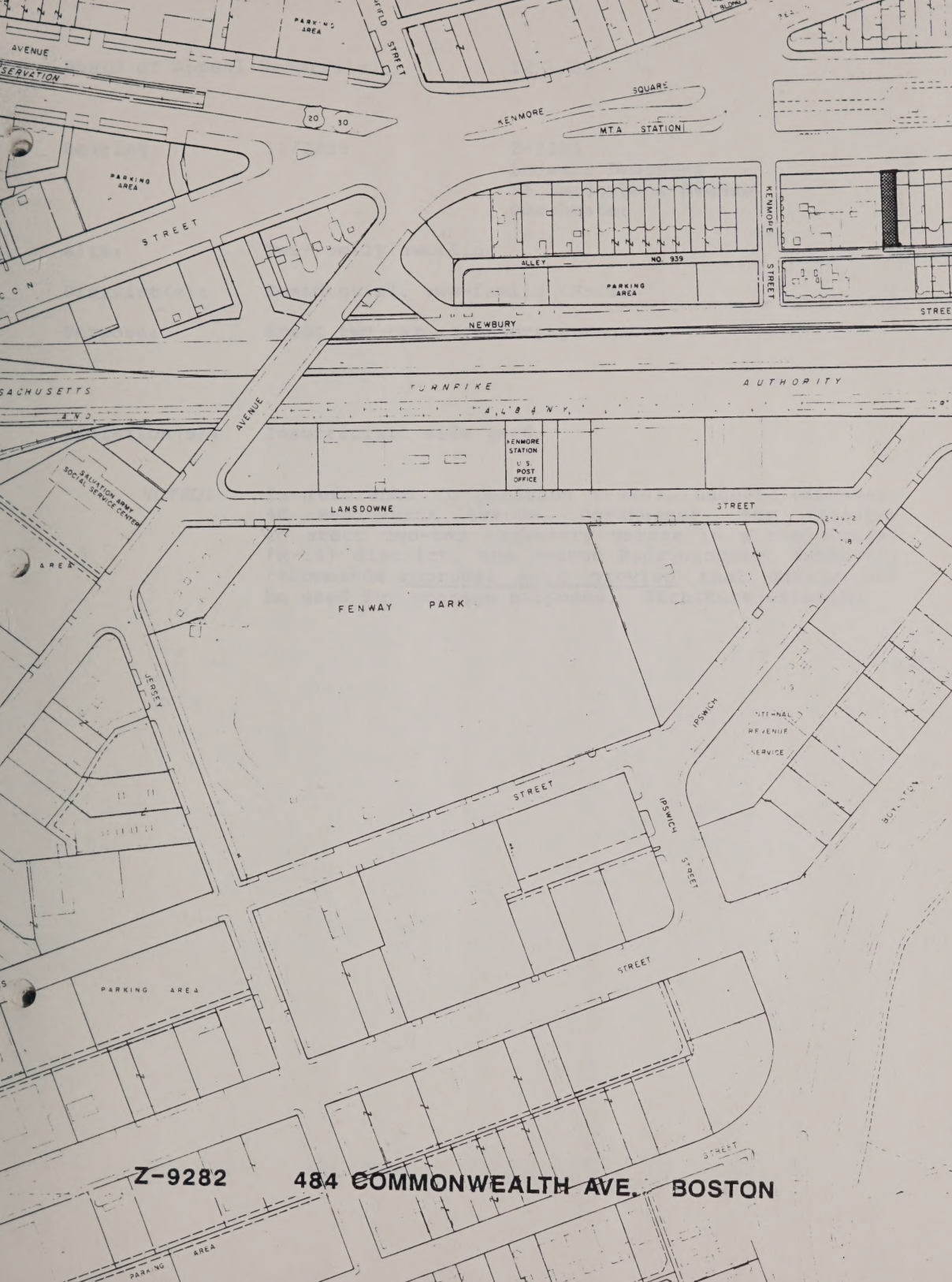
Site: Four-story structure

District(s): Apartment (H-4)

Purpose: Change occupancy from offices and restaurant to
six apartments, two offices, and restaurant.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9282, Diane Arenella,
484 Commonwealth Avenue, Boston, for variance
for change of occupancy from offices and restaurant
to six apartments, two offices, and restaurant
in an apartment (H-4) district, the Boston
Redevelopment Authority recommends approval with
proviso that signage comply with sign regulations
and such plans be submitted to the Authority for
design review approval. Existing condition
apparently for several years.



Z-9282

484 COMMONWEALTH AVE. BOSTON

Board of Appeal Referrals

12/3/86

Hearing: 12/2/86 Z-9283
Ludevic DeRosena
46 Meadowbank Avenue
Dorchester

Site: Two-family dwelling

District(s): Residential, two-family (R-.5)

Purpose: Erect two-car accessory garage.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9283, Ludevic DeRosena, 46 Meadowbank Avenue, Dorchester, for variance to erect two-car accessory garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that garage not be used for storage purposes. Structure existing.

Z-9283 46 MEADOWBANK AVE. DORCHESTER



Z-9283

46 MEADOWBANK AVE.

DORCHESTER

Board of Appeal Referrals

12/3/86

Hearing: 12/2/86 Z-9285
Carmen Spagnuolo
27-29 North Margin Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from three-family dwelling and store to five-family dwelling; erect two-story addition.

Violation(s): Excessive floor area ratio.

Insufficient open space, rear yard, and setback of parapet.

VOTED: In reference to petition Z-9285, Carmen Spagnuolo, 27-29 Margin Street, Boston, for four variances for change of occupancy from three-family dwelling and store to five-family dwelling and erect two-story roof addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral until appellant presents plans to the community and reviews roof addition design with the Authority. Structure is in restricted roof structure district, one purpose of which is to allow community review of all roof additions. Community has not yet reviewed plans. Concerns are sensitivity of roof addition to existing building, compatibility with surrounding area, ingress and egress, and parking.

Z-9285

27-29 NORTH MARGIN ST.

BOSTON



Board of Appeal Referrals

12/3/86

Hearing: 12/2/86 Z-9287-9288
Kenneth S. Portanova
790-800 Canterbury Street
Roslindale

Site: One-family dwelling

District(s): Single-family (S-.5)

Purpose: Subdivide; erect five-unit townhouse structure.

Violation(s): Multifamily dwelling is forbidden use.

Off-street parking not allowed within front or side yards.

Insufficient lot area, width, front, side, and rear yards.

VOTED: In reference to petitions Z-9287-9288, Kenneth S. Portanova, 790-800 Canterbury Street, Roslindale, for forbidden use and seven variances to subdivide and erect five-unit townhouse structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no more than four townhouse units; that plans be submitted to the Authority for design review approval. Subdivision will create a 6,900 square-foot lot for existing dwelling and a 14,000 square-foot lot for development. Parking and open space will be sufficient for four units which will add to the residential base and strengthen it against imposing commercial uses.



Z-9287-9288

790-800

CANTERBURY ST. ROSLINDALE

Hearing: 12/9/86 Z-9289
Sam Omar
713-721 East Seventh Street
South Boston

Site: 5,324 Square feet of vacant land

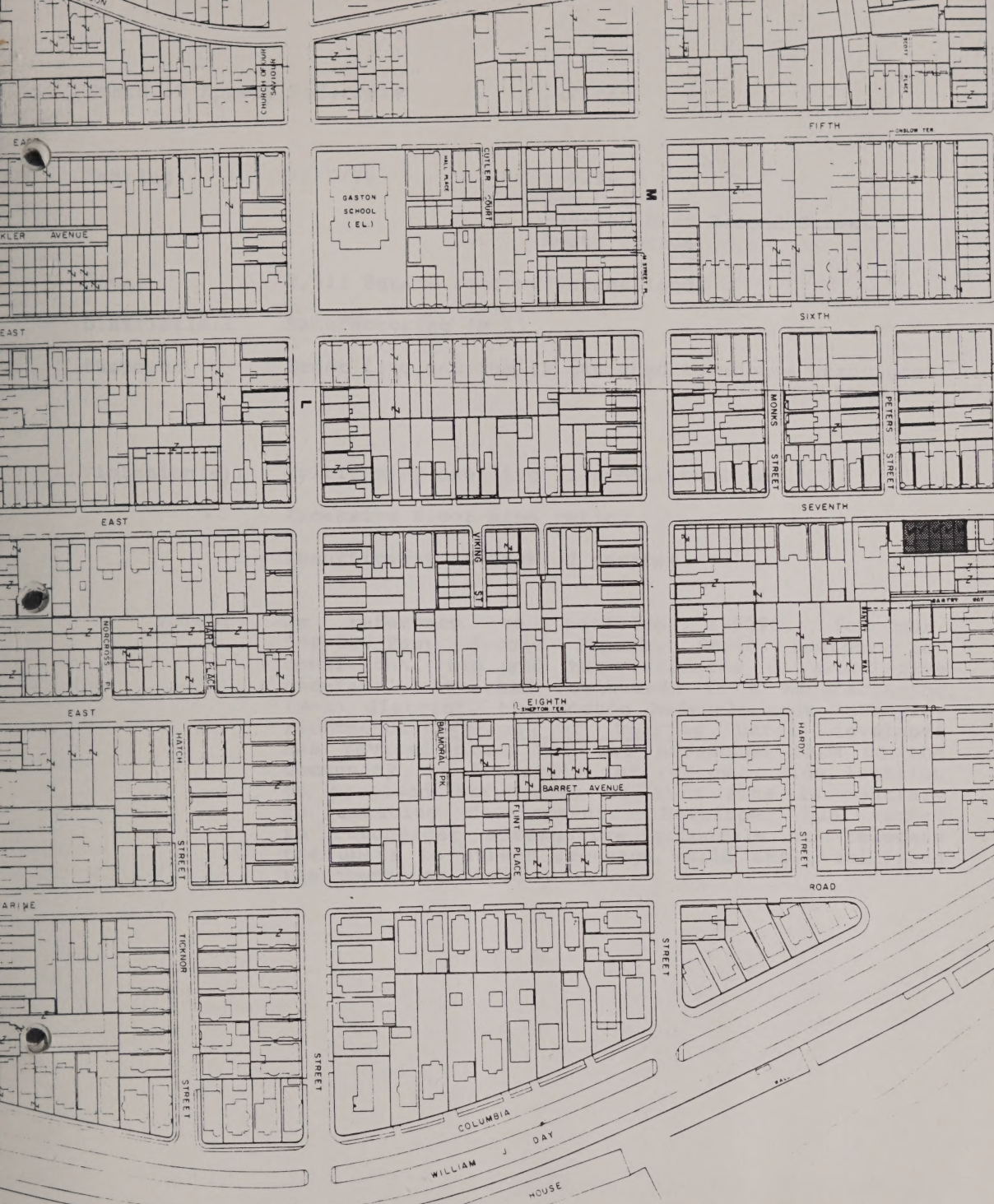
District(s): Apartment (H-1-50)

Purpose: Erect four one-family townhouse structures.

Violation(s): Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-9289, Sam Omar, 713-721 East Seventh Street, South Boston, for two variances to erect four one-family townhouse structures in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular attention to ancillary parking scheme, exterior unit design, and garage entrance be submitted to the Authority for design review approval. The petitioner seeks to erect four single-family townhouses each with a one-car garage and provide ancillary parking for residents of 725 East Seventh Street. The proposal allows for eleven- and nine-foot side yards with the former serving as a drive to the ancillary parallel parking spaces in the rear. The design of the units has the garage door in front. Each three-bedroom unit will contain approximately 1,320 square feet.



Z-9289 713-721 EAST SEVENTH ST. SOUTH BOSTON

STREET

BEACH

FILED

Board of Appeal Referrals

12/3/86

Hearing: 12/9/86 Z-9290
Sam Omar
598-600 East Second Street
South Boston

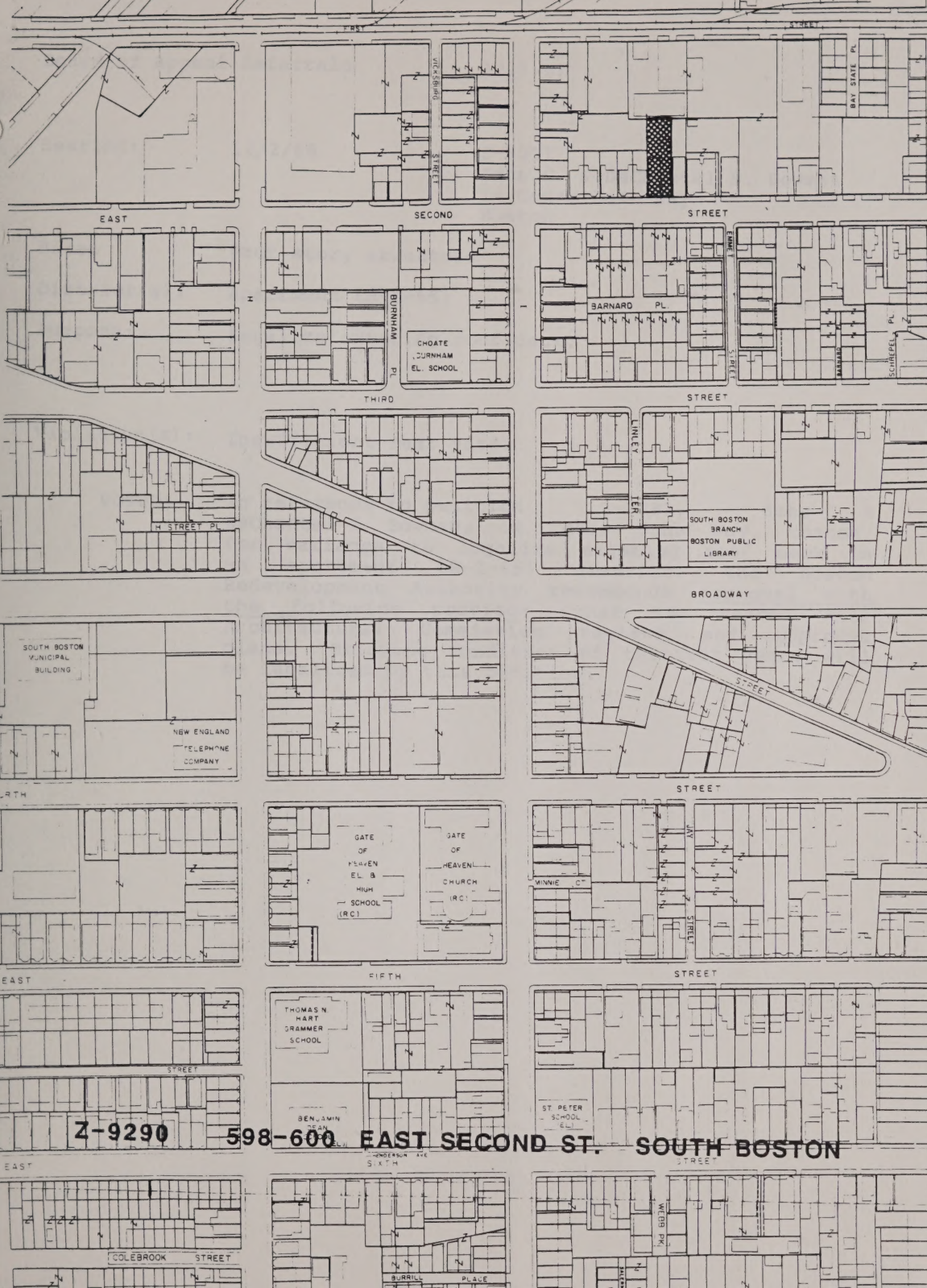
Site: 7,512 Square feet of vacant land

District(s): Manufacturing (M-1)

Purpose: Erect five one-family attached townhouse structures.

Violation(s): Multifamily dwelling is conditional use.
Excessive floor area ratio.
Insufficient setback of parapet.

VOTED: In reference to petition Z-9290, Sam Omar, 598-600 East Second Street, South Boston, for conditional use and two variances to erect five one-family attached townhouses in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of hearing until developer has revised plans and has presented them to the community and Authority for review. Side location of proposed structures on this site is contrary to existing development. Developer has agreed to reconsider alternative proposals to relocate the units to street frontage while still utilizing the townhouse style.



Z-9290

598-600 EAST SECOND ST. SOUTH BOSTON

Board of Appeal Referrals

12/3/86

Hearing: 12/2/86 Z-9291
John C. & DeChantal B. Bowman
14 Cedar Lane Way
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Legalize existing roof deck.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9291, John C. & DeChantal B. Bowman, 14 Cedar Lane Way, Boston, for variance to legalize existing roof deck in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the Beacon Hill Architectural Commission reviews and approves plans. Existing condition of thirteen years will be legalized by this petition.



Z-9291

14 CEDAR LANE WAY

BOSTON

Board of Appeal Referrals

12/3/86

Hearing: 12/9/86 Z-9292
Mary McDonough
53 Saxton Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose three rear porches.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9292, Mary McDonough, 53 Saxton Street, Dorchester, for variance to enclose three rear porches in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Enclosure and repair will not exceed present framing of the porches nor will it encroach surrounding properties.



Z-9292

53 SAXON ST.

DORCHESTER

Board of Appeal Referrals

12/3 '86

Hearing: 12/9/86 Z-9293
Claire S. Figueiredo
110 Chestnut Avenue
Jamaica Plain

Site: 1½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9293,
Claire S. Figueiredo, 110 Chestnut Avenue, Jamaica
Plain, for variance to erect addition to one-family
dwelling in a residential (R-.8) district, the
Boston Redevelopment Authority recommends approval
with proviso that plans be submitted to the
Authority for design review proviso. Rear yard
deficiency is existing and will not be increased
by family space addition.



Z-9293

110 CHESTNUT AVE, JAMAICA PLAIN

Hearing: 12/2/86 Z-9294
Harbridge House, Inc.
10-11 Arlington Street
Boston

Site: Six-story structure

District(s): Apartment (H-3-65)

Purpose: Extend variance for attorney's office.

Violation(s): Office of attorney is conditional use.

VOTED: In reference to petition Z-9294, Harbridge House, Inc., 10-11 Arlington Street, Boston, for conditional use to extend variance for attorney's office in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the conditional use extend for a period coterminous with a lease which shall have a term not to exceed five years from and after thirty days following publication of notice of decision.

Z-9294 10-11 ARLINGTON ST. BOSTON



Z-9294 10-11 ARLINGTON ST. BOSTON

CITY OF BOSTON
PARKING FACILITY
UNIT NO 4

PARKING AREA

Hearing: 12/2/86 Z-9295
Thomas J. Shields
364 Bunker Hill Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9295, Thomas J. Shields, 364 Bunker Hill Street, Charlestown, for four variances to legalize occupancy as four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement unit comply with Inspectional Services Department policy for such units and egress. No record of legal occupancy. The rear of the property slopes down toward Auburn Terrace so that the basement is above grade from which there are two means of egress. The existing unit measures approximately 440 square feet and consists of a kitchen-dining room area, bathroom, and living room-bedroom. There are full-size windows located on two sides of the rear. The housing along Bunker Hill Street is a mix of two-, three-, and four-family structures.



Z-9295

364 BUNKER HILL ST.

CHARLESTOWN

Board of Appeal Referrals

12/3./86

Hearing: 12/9/86 Z-9296
General Ship Corporation
400 Border Street
East Boston

Site: Shipyard complex

District(s): Waterfront (W-2)

Purpose: Erect two-story addition to office building.

Violation(s): Ship repair is conditional use.

VOTED: In reference to petition Z-9296, General Ship Corporation, 400 Border Street, East Boston, for conditional use to erect two-story addition to office building in a waterfront (W-2) district, the Boston Redevelopment Authority recommends deferral in order for community and the Authority to review the plans for the large addition which appellant proposes to erect to existing facilities. Actual review time is insufficient to complete comprehensive review of planning and community issues for this development. Also, General Ship must arrange to present proposal at a community meeting.

Z-9296 400 BORDER ST. EAST BOSTON

FALCON

BORDER ST.

MERIDIAN

WEST EAGLE

WHITE

BULKHEAD

APPROX

EAST W

LEXINGTON

MARION

WONMOUTH

MARION

TRENTON

PRINCETON

Z-9296 400 BORDER ST. EAST BOSTON

2000
EAST 800' N
3000' W

Hearing: 12/9/86 Z-9297
Rocco & Georgianna Sciaraffa
138 Bennington Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from one-family dwelling and beauty salon to two-family dwelling and beauty salon.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9297, Rocco & Georgianna Sciaraffa, 138 Bennington Street, East Boston, for variance for change of occupancy from one-family dwelling and beauty salon to two-family dwelling and beauty salon in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. This area of Bennington Street is a busy residential and commercial zone with multifamily above first-floor commercial establishments. The change of use will not create a negative impact on surrounding businesses or residents. The building was at one time a two family with retail on the first floor. No structural changes are to occur.



Z-9297

138 BENNINGTON ST.

EAST BOSTON

Hearing: 12/2/86 Z-9298
Mabel D. Brokvist
80 Mt. Vernon Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Subdivide.

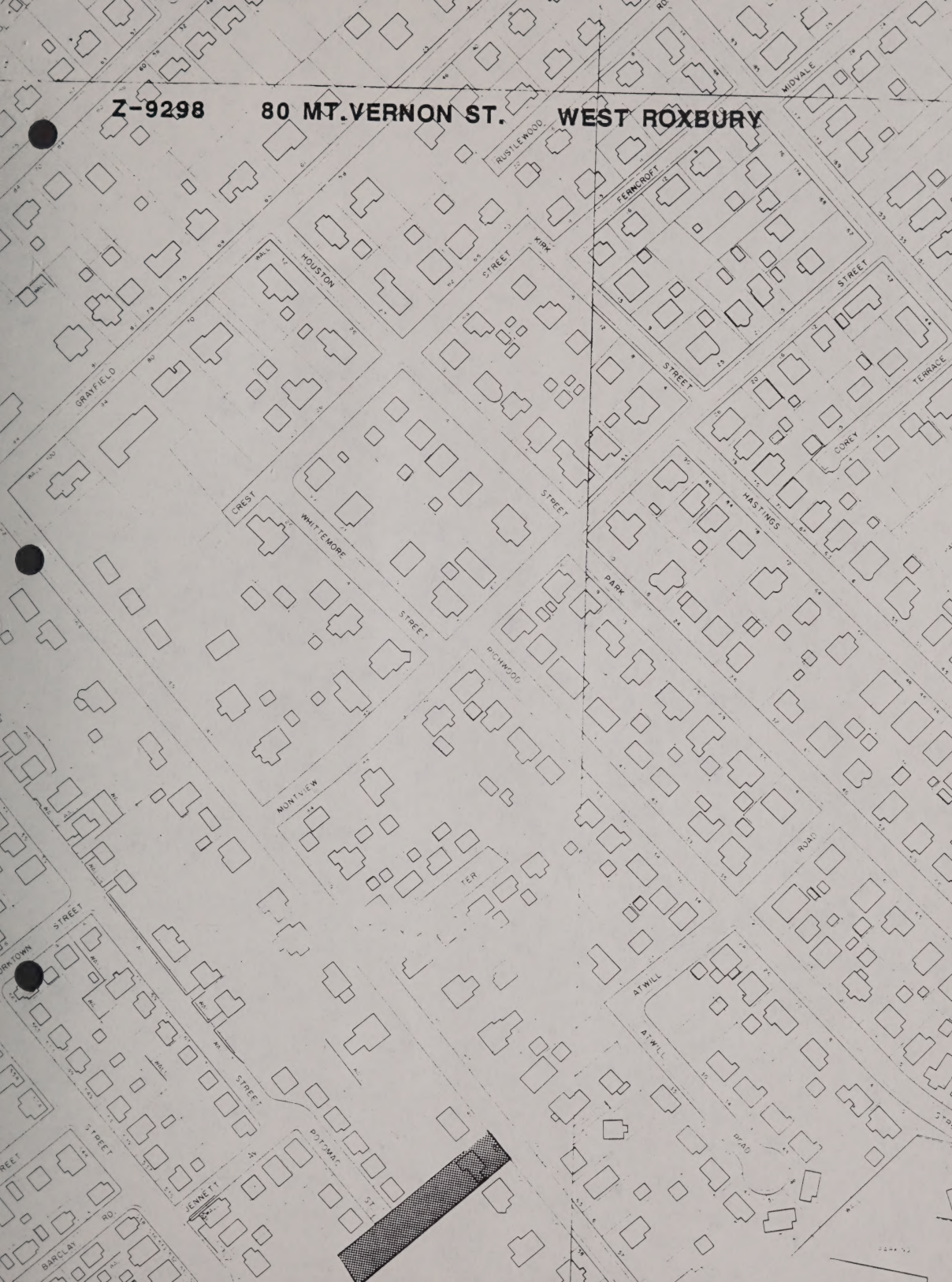
Violation(s): Insufficient lot width, front, side, and rear yards.

VOTED: In reference to petition Z-9298, Mabel D. Brokvist, 80 Mt. Vernon Street, West Roxbury, for four variances to subdivide in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow appellant to sell one-family dwelling on a 9,300 square-foot lot and retain 8,795 square-foot lot. Violations technical. No neighborhood objections.

Z-9298

80 MT. VERNON ST.

WEST ROXBURY



Board of Appeal Referrals

12/3/86

20

Hearing: 12/2/86

Z-9299
Kenneth E. Cunningham
78 Rockland Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling;
erect rear deck addition.

Violation(s): Two-family dwelling is forbidden use.

VOTED: In reference to petition Z-9299, Kenneth E. Cunningham, 78 Rockland Street, West Roxbury, for forbidden use for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should meet with civic association and neighbors to address question of whether two-family dwelling should be allowed in single-family zone and to satisfy any specific concerns. One abutter is opposed.

DRAPER

PLAYGROUND

Z-9299

78 ROCKLAND ST. WEST ROXBURY



Board of Appeal Referrals

12/3/86

Hearing: 12/2/86 Z-9301
James J. Craven, Jr.
9 St. John Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Four-family dwelling is forbidden use.
Excessive floor area ratio.

VOTED: In reference to petition Z-9301, James J. Craven, Jr., 9 St. John Street, Jamaica Plain, for forbidden use and variance to legalize occupancy as four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. No record of legal occupancy. Assessing records indicate two-family dwelling. Appellant should meet with abutters and submit plans to the Authority to address and resolve any concerns.



Z-9301

9 ST. JOHN ST.

JAMAICA PLAIN

Hearing: 12/2/86 Z-9302
Thomas Schocken
40 Greenough Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, and off-street parking.

Excessive building height.

VOTED: In reference to petition Z-9302, Thomas Schocken, 40 Greenough Avenue, Jamaica Plain, for forbidden use and four variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition for many years. Compatible with similar properties in the neighborhood.



Z-9302

PLAYGROUND

40 GREENOUGH AVE.

JAMAICA PLAIN

Board of Appeal Referrals

12/3/86

Hearing: 12/9/86 Z-9303
Helena & Mark Foster
17 Eagle Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9303, Helena & Mark Foster, 17 Eagle Street, Roxbury, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Family room addition. Adequate rear yard remaining (29½ feet). No apparent impact.



Z-9303

17 EAGLE ST.

WEST ROXBURY

Board of Appeal Referrals

12/3/86

Hearing: 12/9/86

Z-9304
Charles C. Dumbaugh
24A-24 Joy Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from three-family dwelling and store to six apartments and store.

Violation(s): Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9304, Charles C. Dumbaugh, 24A-24 Joy Street, Boston, for two variances for change of occupancy from three-family and store to six apartments and store in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal would legalize an occupancy which has existed for many years.

Z-9304 24A-24 JOY ST. BOSTON



Z-9304

24A-24 JOY ST. BOSTON

Board of Appeal Referrals

12/3/86

Hearing: 12/9/86 Z-9305
Roy J. Antonuccio
198 Marion Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Erect one-story addition to variety store.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9305, Roy J. Antonuccio, 198 Marion Street, East Boston, for variance to erect one-story addition to variety store in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Structure containing street-level store and two apartments above is located in a densely populated local business area. Addition for storage purposes will abut a one-story garage and yards of two neighbors. Design review is necessary to assure effective buffering of addition to reduce any impact upon the neighbors.



Z-9305 198 MARION ST. BOSTON

Board of Appeal Referrals

12/3/86

Hearing: 12/9/86

Z-9306

Lawrence Dowler & Barbara Pine
28 Adams Street
Charlestown

Site: 2½-Story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9306, Lawrence Dowler & Barbara Pine, 28 Adams Street, Charlestown, for three variances to legalize occupancy as two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department policy. Appellant proposes to create a one-bedroom garden apartment unit in basement of early nineteenth century brick townhouse. Unit will have access to enclosed yard area. Conversion compatible with neighborhood residential character.



Z-9306 28 ADAMS ST. CHARLESTOWN

CHARLES

Board of Appeal Referrals

12/3/86

Hearing: 12/9/86

Z-9307

Donna Franca Franzaroli
470 Commonwealth Avenue
Boston

Site: Three-story structure

District(s): Apartment (H-4)

Purpose: Change occupancy from six apartments, offices,
and stores to seven apartments and same; erect
two-story penthouse addition.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9307,
Donna Franca Franzaroli, 470 Commonwealth Avenue,
Boston, for variance for change of occupancy from
six apartments, offices, and store to seven
apartments and same in an apartment (H-4) district,
the Boston Redevelopment Authority recommends
approval with proviso that plans be submitted
to the Authority for design review approval.
Violation is technical. Penthouse apartment for
owner occupancy who also operates a business in
the building.



Z-9307

470 COMMONWEALTH AVE. BOSTON

Board of Appeal Referrals

12/3/86

Hearing: 12/2/86 Z-9308
Timothy & Annmarie McGillicuddy
73-77 Calumet Street
Roxbury

Site: 4,140 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect three-family modular dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9308, Timothy & Annmarie McGillicuddy, 73-77 Calumet Street, Roxbury, for two variances to erect a three-family modular dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval of three-family dwelling only with the following provisos: that design, footprint, height, and setbacks conform to existing neighborhood housing; that required off-street parking be provided.



Z-9308

73-77 CALUMET ST. ROXBURY

ROBERT S. BRIDGEMAN
HOSPITAL

Hearing: 12/9/86 Z-9309
Bruce E. Peck, III
22-24 Gladstone Street
East Boston

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families.
Change in nonconforming use.
Excessive floor area ratio.
Insufficient open space.

VOTED: In reference to petition Z-9309, Bruce E. Peck, III, 22-24 Gladstone Street, East Boston, for change in nonconforming use and two variances for change of occupancy from three- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with provisos that basement apartment comply with Inspectional Services Department policy and plans be submitted to the Authority for design review approval to address negative impacts of basement occupancy on neighbor and provided the owner resolves noise impact problems with the direct abutter. Structure has been occupied as a four-family dwelling for many years and is compatible with existing multifamily dwellings located in the area. However, approval of this petition is not intended to set a precedent within this neighborhood to convert large structures into additional dwelling units or to accommodate substandard basement units. Any proposal to increase allowed density should be reviewed by the Interim Overlay District planning and rezoning process.



Z-9309

22-24 GLADSTONE ST. EAST BOSTON

Board of Appeal Referrals

12/ 3/86

Hearing: 12/9/86 Z-9311
Queensberry Assoc. Trust
115-125 Jersey Street
Boston

Site: One-story structure

District(s): Apartment (H-2)

Purpose: Erect projecting sign.

Violation(s): Excessive area of sign.

VOTED: In reference to petition Z-9311, Queensberry Assoc. Trust, 115-125 Jersey Street, Boston, for conditional use to erect projecting sign in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Permit was issued inadvertently and 3 x 6 foot sign was erected for store. Mixed local business-residential area. Any future change of sign should be submitted to the Authority for comprehensive sign review.



Z-9311

115-125 JERSEY ST. BOSTON

Hearing: 12/2/86 Z-9313
Mario Martins
55 Bennett Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

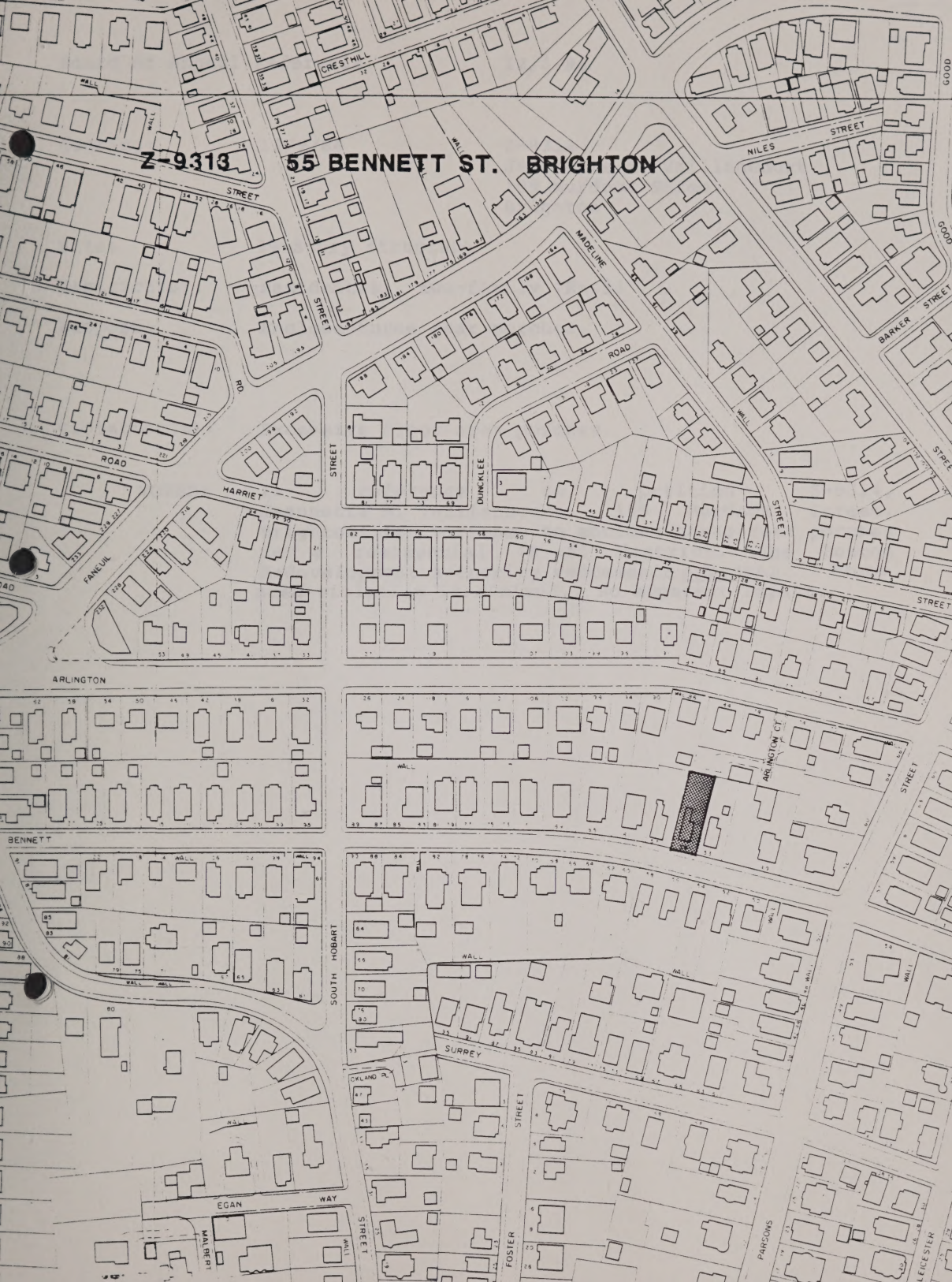
Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-9313, Mario Martins, 55 Bennett Street, Brighton, for two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Lot area similar to that of neighborhood's two-family dwellings. Existing side yard deficiency is minimal. Sufficient off-street parking.

Z-9313

55 BENNETT ST. BRIGHTON



Hearing: 12/9/86 Z-9314
Jeannette M. Vaillancourt
109 Murdock Street
Brighton

Site: 3½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose three rear porches.

Violation(s): Excessive floor area porches.

VOTED: In reference to petition Z-9314,
Jeannette M. Vaillancourt, 109 Murdock Street,
Brighton, for variance to enclose three rear porches
in a residential (R-.5) district, the Boston
Redevelopment Authority recommends approval. Floor
area violation is minimal. No apparent impact.

Z-9314

109 MURDOCK ST.

BRIGHTON



Board of Appeal Referrals

12/3/86

Hearing: 12/11/86 Z-9316
Pablo Navajas
190-190A Savin Hill Avenue
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling;
erect rear deck addition.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9316, Pablo Navajas, 190-190A Savin Hill Avenue, Dorchester, for forbidden use and four variances for change of occupancy from one- to three-family dwelling and erect rear deck addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Fire-damaged structure is undergoing complete renovation and formerly accommodated three units. Predominantly multifamily neighborhood.

Z-9316

190-190A SAVIN HILL AVE.

DORCHESTER



Hearing: 12/9/86 Z-9317
Francis X. McGonagle
31 Spring Garden Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four to seven apartments.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-9317, Francis X. McGonagle, 31 Spring Garden Street, Dorchester, for three variances for change of occupancy from four to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial as submitted. Proposal is excessive; a reduction in the number of units would be appropriate. The first-floor apartments are very small and there is a concern with the number of kitchen facilities existing in a frame structure as well as the number of possible tenants. Serious traffic and parking problems exist in this densely populated neighborhood. Lack of off-street parking would intensify this condition.

Z-9317 31 SPRING GARDEN ST. DORCHESTER



Board of Appeal Referrals

12/3/86

Hearing: 1/6/86 Z-9319-9329
McCormack Development Corporation
162-180c Mt. Hope Street &
2a-22b Mt. Calvary Road
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5) and residential, two-family (R-.5)

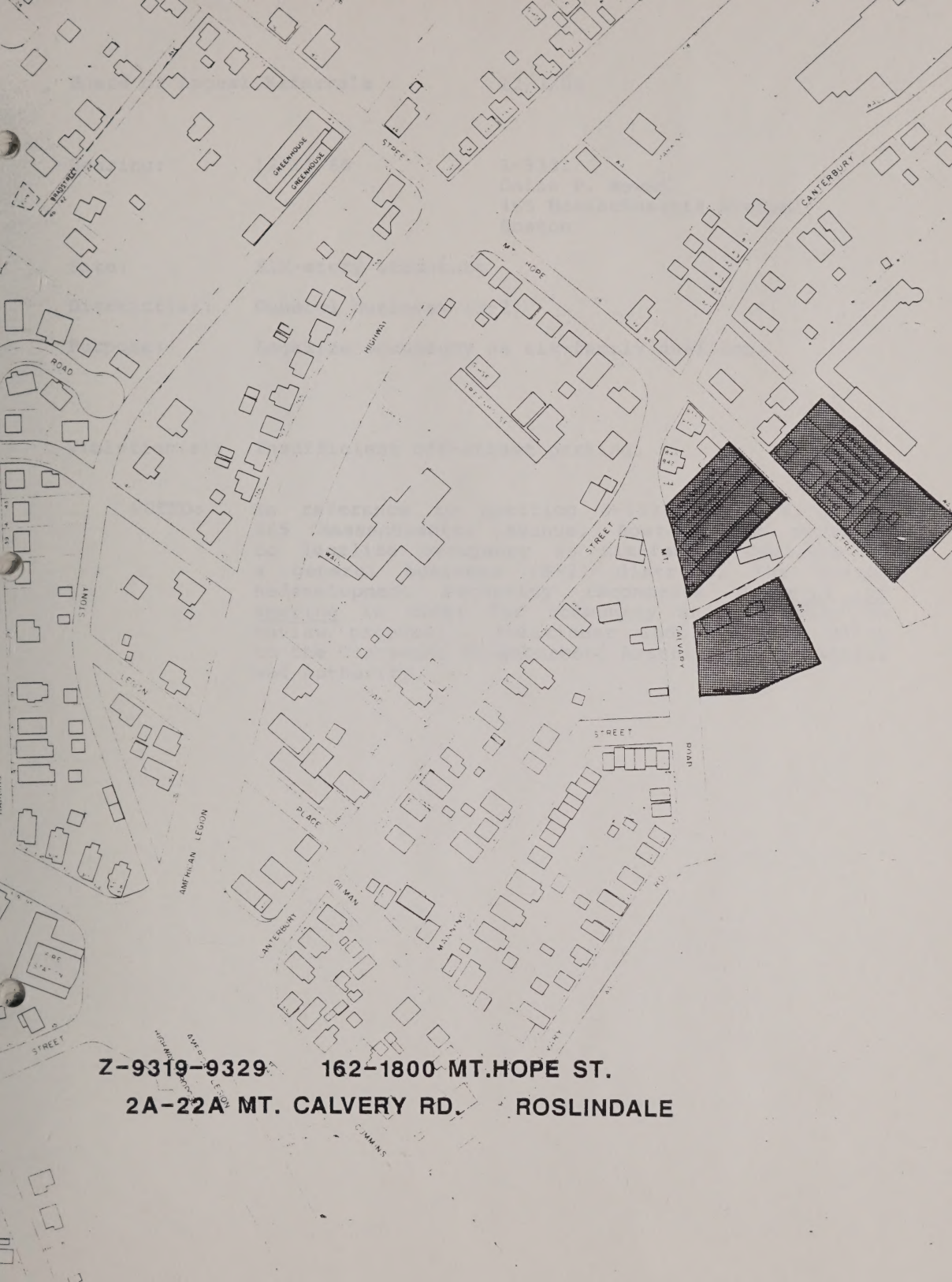
Purpose: Erect one five-, three four-, two three-, and one two-family dwellings; subdivide; change occupancy from one- to two-family dwelling; legalize occupancy to one two-family and two one-family dwellings.

Violation(s): Five-, four-, three-, and two-family dwellings are forbidden uses.

Off-street parking not allowed within front or side yard.

Insufficient lot area, width, frontage, open space, front, side, rear yards, and distance between dwellings.

VOTED: In reference to petitions Z-9319-9329, McCormack Development Corporation, 162-180c Mt. Hope Street & 2a-22b Mt. Calvary Road, Roslindale, for eight forbidden uses and seventy-two variances to erect one five-, three four-, two three-, and one two-family dwellings; subdivide; change occupancy from one- to two-family dwelling; legalize occupancy as one two-family and two one-family dwellings in single (S-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for continued comprehensive design review approval; that an acceptable affordability memorandum of agreement be submitted to the Authority for approval. Property is in three separate pieces including four existing residential structures to be rehabilitated and is surrounded on several sides by cemetery. Mt. Hope is a dead end street. Mt. Calvary is a small street intersecting with Mt. Hope and Cummins Highway. Because it is used by commuters to avoid the intersection of Cummins and American Legion Highways more than local traffic uses it. The Authority has worked with the developers on the design, layout, unit mix, provision of affordable units, number and siting of parking spaces, and the curb cuts. There have been community meetings, and there is both support as well as opposition to the project.



Z-9319-9329 162-1800 MT.HOPE ST.
2A-22A MT. CALVERY RD. ROSLINDALE

Board of Appeal Referrals

12/3/86

Hearing: 12/11/86 Z-9331
Colin P. Bowen
465 Massachusetts Avenue
Boston

Site: Six-story structure

District(s): General business (B-2)

Purpose: Legalize occupancy as six-family dwelling.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9331, Colin P. Bowen, 465 Massachusetts Avenue, Boston, for variance to legalize occupancy as six-family dwelling in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral of hearing in order for community and Authority to review proposal. Petitioner should submit plans to the Claremont Neighborhood Association, abutters, and Authority.

Z-9331

465 MASSACHUSETTS AVE.

BOSTON



Board of Appeal Referrals

12/3/86

Hearing: 12/11/86 Z-9332
John F. Harrington
5 Dellmore Road
Roslindale

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect a two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9332, John F. Harrington, 5 Dellmore Road, Roslindale, for two variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that two off-street parking spaces be provided; that plans inclusive of off-street parking be submitted to the Authority for design review approval. Proposal is consistent with two- and three-family neighborhood.

Z-9332 5 DELLMORE RD. ROSLINDALE



Z-9332

5 DELEMORE RD. ROSLINDALE

Board of Appeal Referrals

12/3/86

Hearing: 12/11/86 Z-9333
Verne S. & Madeline Caviness
60 Elm Street
Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Combine first floor with existing apartment unit;
create new basement apartment.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9333, Verne S. & Madeline Caviness, 60 Elm Street, Charlestown, for variance to combine first floor with existing apartment unit and create new basement apartment in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department policy. Occupancy will not be changed. Rearrangement of apartments will allow appellants who are University professors to create studies and libraries in their home.



Z-9333

60 ELM ST. CHARLESTOWN

Board of Appeal Referrals

12/3/86

Hearing: 12/11/86 Z-9334
Austin L. Rounds
210 Columbus Avenue
Boston

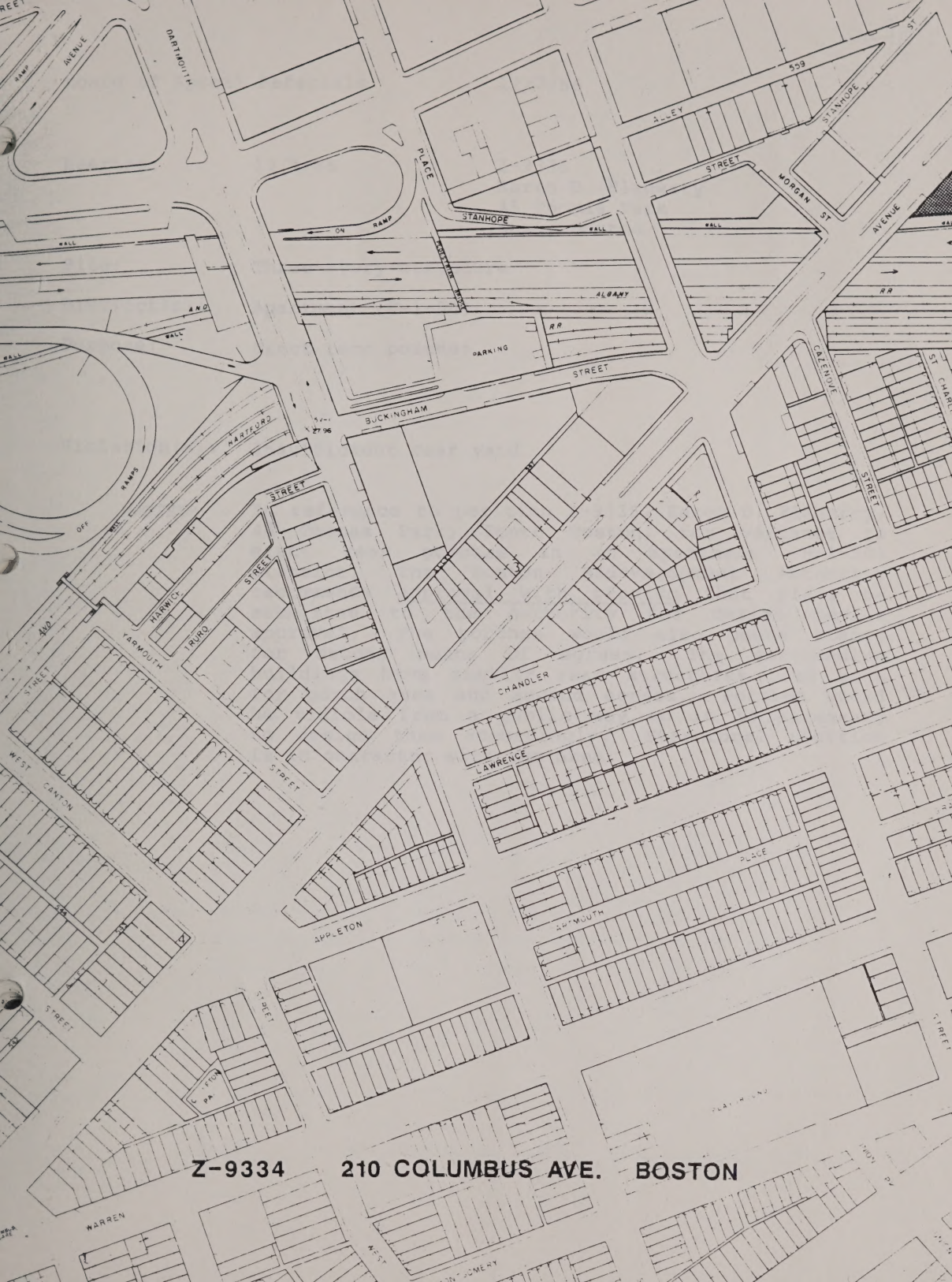
Site: One-story structure

District(s): General business (B-4)

Purpose: Continue use of car rental agency.

Violation(s): Car rental agency is conditional use.

VOTED: In reference to petition Z-9334, Austin L. Rounds, 210 Columbus Avenue, Boston, for conditional use to continue car rental agency in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with proviso that capacity not exceed 35 cars. No apparent problems with rental operation. Bay Village has not expressed any concerns.



Z-9334

210 COLUMBUS AVE.

BOSTON

Hearing: 12/9/86 Z-9335
Karen D. Flaherty
45 Thomas Park
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect rear porches.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9335, Karen D. Flaherty, 45 Thomas Park, South Boston, for variance to erect rear porches in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The porches would also house stairs for second means of egress. The surrounding buildings have similar rear structures used both for porch area and second egress. Porches would be visible from a public way so it is necessary to design them accordingly. Structural addition is in character with the area.



Z-9335

45 THOMAS PARK

SOUTH BOSTON

ROAD

Board of Appeal Referrals

12/3/86

Hearing: 12/9/86

Z-9336
Anthony Bossio
81 Parsons Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling; enclose porch.

Violation(s): Excessive floor area ratio.

Insufficient front yard and off-street parking.

VOTED: In reference to petition Z-9336, Anthony Bossio, 81 Parsons Street, Brighton, for three variances to legalize occupancy as two-family dwelling and enclose porch in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that two off-street parking spaces be provided. No record of legal occupancy. Two-family dwelling for many years. No expansion of porches. Floor area violation is minimal.

Z-9336

81 PARSONS ST. BRIGHTON



Board of Appeal Referrals

12/3/86

Hearing: 12/16/86 Z-9337
Austin O'Connor
317-319 West Third Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from six to ten apartments.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9337, Austin O'Connor, 317-319 West Third Street, South Boston, for four variances for change of occupancy from six to ten apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. The unit breakdown within the building would be as follows: two studio apartments and two one-bedroom apartments in the basement, and two two-bedroom apartments on the first, second, and third floors. The ground floor of the building appears to be above grade at the front, however, the rear of the building appears to be substantially below grade. There is some question as to the conformance of the basement with the Inspectional Services Department guidelines. The four units proposed for the ground floor may be inappropriate given the grade situation.



Z-9337

317-319 WEST THIRD ST. SOUTH BOSTON

Board of Appeal Referrals

12/3/86

Hearing: 12/9/86 Z-9338
562 Massachusetts Avenue Associates
562 Massachusetts Avenue
Boston

Site: Five-unit apartment structure

District(s): Apartment (H-2)

Purpose: Replace existing fire escape

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9338, 562 Massachusetts Avenue Associates, 562 Massachusetts Avenue, Boston, for variance to replace existing fire escape in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Fire escape existing. Violation minimal. Chester Square Neighborhood Association supports.

Board of Appeal Referrals

12/2/86

Hearing: 12/16/86 Z-9339
Veaonia Realty Trust
416 Marlborough Street
Boston

Site: Eight-story structure

District(s): Apartment (H-3-65) and general business (B-8-120)

Purpose: Change occupancy from 33 apartments and office to 78 apartments; erect one-story addition.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio and height of building.

Insufficient open space, front yard, setback of parapet, and off-street parking.

Increase in height of pre-Code structures.

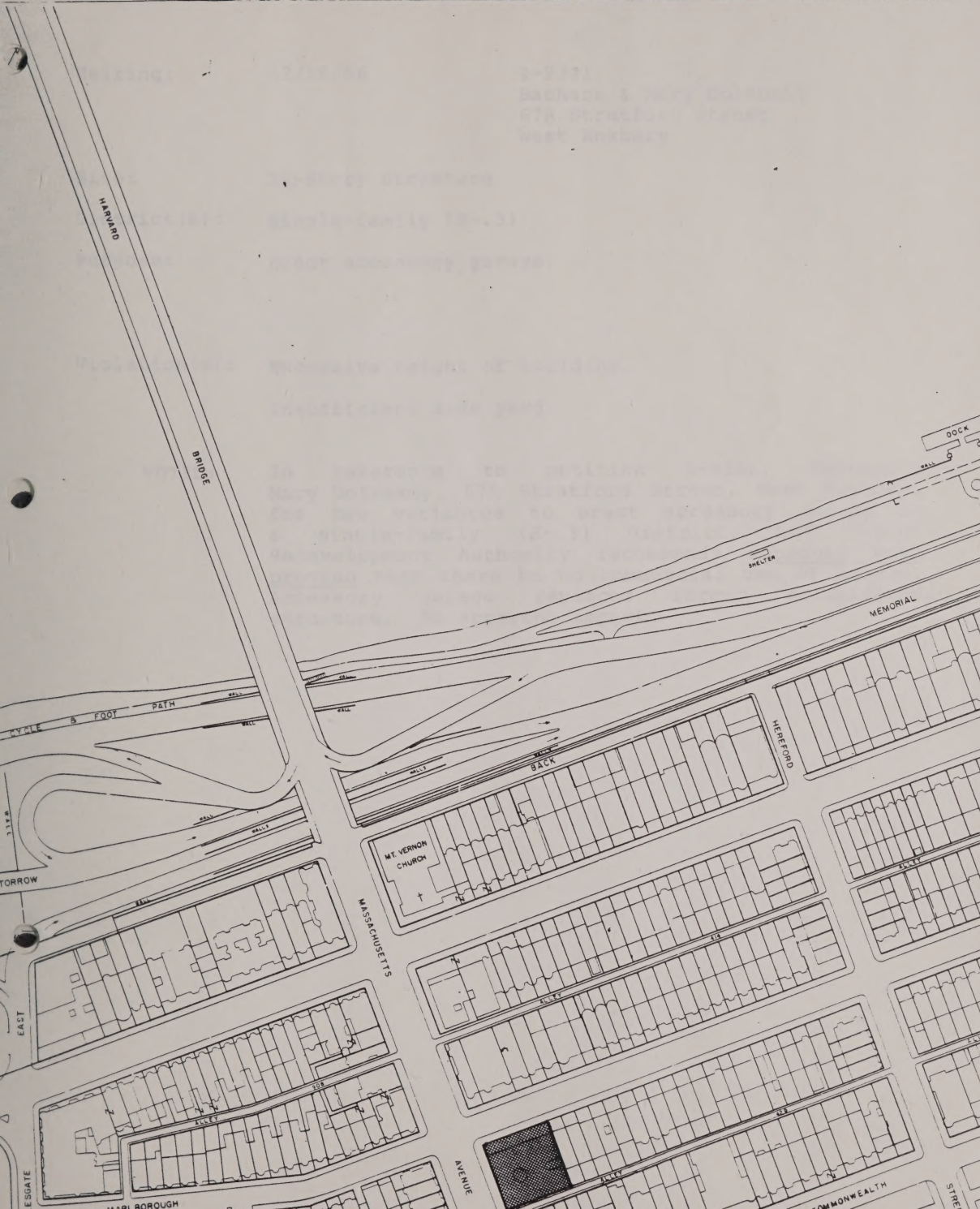
VOTED: In reference to petition Z-9339, Veaonia Realty Trust, 416 Marlborough Street, Boston, for forbidden use and eight variances for change of occupancy from 33 apartments and office to 78 apartments and erect one-story addition in apartment (H-3-65) and general business (B-8-120) districts, the Boston Redevelopment Authority recommends approval subject to the following conditions and provisos:

1. That petitioner submit evidence to the Authority and the Board of Appeal that a valid, binding written agreement with the parking garage at 425 Newbury Street has been consummated to ensure the availability of 37 parking spaces on a long-term basis for a minimum of ten years;
2. That trash be internally compacted and stored inside the building with pick up by a private contractor occurring at least three times weekly;
3. That evidence be submitted to the Authority indicating that proper eviction notice was given with regard to those units subject to Boston Rent Equity Board regulations;

4. That a Transportation Access Plan be approved by the Authority and the Commissioner of Traffic and Parking Department; and
5. Subject to the Applicant entering into an agreement with the Authority that creates long-term affordable housing for low and/or moderate income individuals and/or families, with a preference to a plan which provides for the use of 10% of the units in the building by such individuals.
6. That proposed development is subject to final design review by the Authority.

Z-9339

416 MARLBOROUGH ST. BOSTON



Board of Appeal Referrals

12/3/86

45

Hearing: 12/16/86 Z-9341
Bachara & Mary Dolabany
67R Stratford Street
West Roxbury

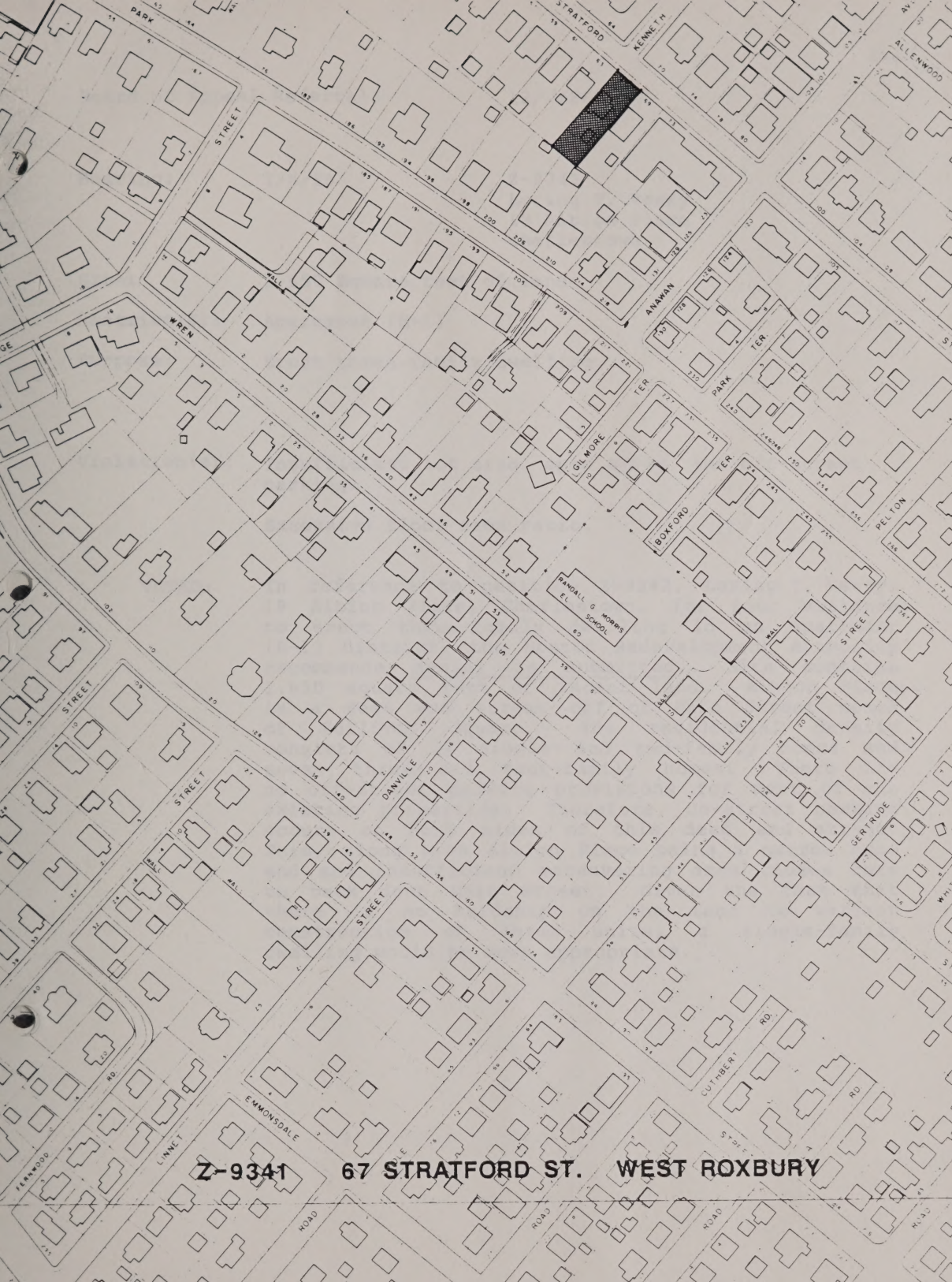
Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect accessory garage.

Violation(s): Excessive height of building.
Insufficient side yard.

VOTED: In reference to petition Z-9341, Bachara & Mary Dolabany, 67R Stratford Street, West Roxbury, for two variances to erect accessory garage in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that there be no commercial use of garage. Accessory garage replaces former dilapidated structure. No apparent impact.



Z-9341

67 STRATFORD ST.

WEST ROXBURY

Hearing: 1/6/86 Z-9342
Loring T. Verry
19 Albion Place
Charlestown

Site: 1,650 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9342, Loring T. Verry, 19 Albion Place, Charlestown, for four variances to erect three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial as submitted. Site contains 1,650 square feet of vacant land. Albion Place is a dead end street off of Main Street south of Sullivan Square. The residential density consists of 21 single- and two-family homes and seven three- and four-family homes. There are no off-street parking provisions for most of the existing properties. Therefore, on-street parking occurs on both sides of this dead end street. This, along with Albion Place being a narrow dead end and insufficient maneuvering area causes cars to back down Main Street. Given the fact that there is no hardship on the land to warrant construction of three units, a single-family dwelling would be more appropriate.



Z-9342

19 ALBION PLACE

CHARLESTOWN

Board of Appeal Referrals

12/3/86

Hearing: 1/6/87 Z-9343
Deborah S. Belcher & G. L. Kroner
435H-435 Main Street
Charlestown

Site: Four-story structure

District(s): General business (B-1)

Purpose: Change occupancy from two apartments and store
to three apartments and retail; erect headhouse
and roof deck additions.

Violation(s): Insufficient lot area, open space, and rear yard.

VOTED: In reference to petition Z-9343,
Deborah S. Belcher & G. L. Kroner, 435H-435 Main
Street, Charlestown, for three variances for change
of occupancy from two apartments and store to
three apartments and retail and erect headhouse
and roof deck additions in a general business
(B-1) district, the Boston Redevelopment Authority
recommends approval with the following proviso:
that plans with particular attention to headhouse
and roof deck be submitted to the Authority for
design review approval. Occupancy compatible
with surrounding residential properties.



Z-9343 435-435H MAIN ST. CHARLESTOWN

Board of Appeal Referrals

12/3/86

Hearing: 12/16/86 Z-9345
Mark & Brenda O'Connor
10 Partridge Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area.
Excessive floor area ratio.

VOTED: In reference to petition Z-9345, Mark & Brenda O'Connor, 10 Partridge Street, West Roxbury, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. There are no other three-family properties on this street. Proposal would create a precedent which would significantly alter the character of this residential neighborhood.

Z-9345

10 PARTRIDGE ST. WEST ROXBURY



Board of Appeal Referrals

12/3 /86

Hearing: 12/11/86

Z-9347
Kathleen Connors
6-8 Bloomington Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-9347, Kathleen Connors, 6-8 Bloomington Street, Dorchester, for two variances to erect two-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Addition will be set back approximately forty feet from street. Side yard deficiency existing. Additional space for family.

Z-9347 6-8 BLOOMINGTON ST. DORCHESTER



Z-9347

6-8 BLOOMINGTON ST. DORCHESTER

Board of Appeal Referrals

12/3/86

Hearing: 12/16/86 Z-9352
Commercial Clark Realty Trust
280-292 Commercial Street
Boston

Site: Use car lot

District(s): Manufacturing (M-2)

Purpose: Use premises for open air parking for 48 cars.

Violation(s): Parking lot is forbidden use.

VOTED: In reference to petition Z-9352, Commercial Clark Realty Trust, 280-292 Commercial Street, Boston, for conditional use to use premises for open air parking of 48 cars in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that conditional use terminate December 31, 1987. Proposed office building for this site is currently being reviewed by the Authority.

Z-9352 280-292 COMMERCIAL ST. BOSTON



Z-9352

280-292 COMMERCIAL ST. BOSTON

Board of Appeal Referrals

12/3/86

Hearing: 12/11/86 Z-9353
George & Mary DeAngelis
14 Brookley Road
Jamaica Plain

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Legalize occupancy as fabrication of iron railing,
sharpening of contractor tools, accessory stock,
and spray room.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9353, George & Mary DeAngelis, 14 Brookley Road, Jamaica Plain, for variance to legalize occupancy as fabrication of iron railing, sharpening of contractor tools accessory stock, and spray room in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that paint fumes be effectively confined within spray booth; that spray booth design and exhaust system plans be submitted to the Authority for design review approval; that all work be performed within the building. Rear yard deficiency existing more than 21 years.



Z-9353

14 BROOKLEY ST. JAMAICA PLAIN



Z-9354

15 HIGHFIELD RD. ROSLINDALE

12/3/86

53

Hearing: 12/11/86 Z-9355
Fellowship House
386 Marlborough Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from one-family dwelling to lodging house.

Violation(s): Lodging house is conditional use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9355, Fellowship House, 386 Marlborough Street, Boston, for conditional use and variance for change of occupancy from one-family dwelling to lodging house in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Property has been continuously used as a licensed boarding house since 1967 and has the support of the Neighborhood Association of Back Bay to remain as such. Appellant claims to have five parking spaces in the rear of the building. However, they are not indicated on the plot plan. These spaces when provided should comply with Code requirement of 8½' x 20'.

Z-9355

386 MARLBOROUGH ST.

BOSTON



Board of Appeal Referrals

12/3/86

Hearing: 12/16/86 Z-9366
Walter E. Tivnan, Jr.
68 Danny Road
Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9366, Walter E. Tivnan, Jr., 68 Danny Road, Hyde Park, for variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to driveway location be submitted to the Authority for design review approval. Proposal is consistent with surrounding properties and residential character of neighborhood.

Board of Appeal Referrals

12/3/86

56

Hearing: 12/16/86 Z-9385
P. J. Janis Co., Inc.
3534 Washington Street
(7 Rossmore Road)
Jamaica Plain

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Legalize existing signs for self service laundry
and car wash.

Violation(s): Signs are conditional uses.

VOTED: In reference to petition Z-9385, P. J. Janis, Co., Inc., 3534 Washington Street (7 Rossmore Road), Jamaica Plain, for conditional use to legalize existing signs for self-service laundry and car wash in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Signs would create a negative precedent for the revitalization of the Washington Street Corridor. Appellant should consult with Authority with respect to comprehensive design review approval.

Board of Appeal Referrals

12/3/86

Hearing: 12/16/86 Z-9387
Boston Schoolhouse Associates
82 Green Street
Jamaica Plain

Site: Former Bowditch School

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from school to 29 apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9387, Boston Schoolhouse Associates, 82 Green Street, Jamaica Plain, for three variances for change of occupancy from school to 29 apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that plans inclusive of landscaping and open space be submitted to the Authority for design review approval; that developer submit a transportation access and parking plan to the Authority for approval; that a minimum of 10 percent of the units be affordable to low- and moderate-income households.

Board of Appeal Referrals

12/4/86

Hearing: 12/16/86 Z-9237-9238
Quincy-Geneva Housing Limited
Partnership
538-540 Warren Street
Roxbury

Site: Three-story dwellings

District(s): Apartment (H-1)

Purpose: Combine buildings for eight apartments.

Violation(s): Insufficient lot area and off-street parking.
Excessive floor area ratio.

VOTED: In reference to petitions Z-9237-9238, Quincy-Geneva Housing Limited Partnership, 538-540 Warren Street, Roxbury, for six variances to combine buildings for eight apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. Vacant structure in need of extensive renovation. Proposed units should be compatible with unit size and density of surrounding neighborhood. Warren Street is a heavily travelled main artery and this development without provisions for off-street parking would only exacerbate already unacceptable conditions. Developer must meet with Authority to address and resolve issues.

Hearing: 12/16/86 Z-9272
Carl Gerard DeSantis
61 Putnam Street
East Boston

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, open space, and side yard.

VOTED: In reference to petition Z-9272, Carl Gerard DeSantis, 61 Putnam Street, East Boston, for three variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. This is a one- and two-family residential area. The appellant seeks to erect a two-family structure similar to the abutting rowhouses along the street. The parcel is large enough to accommodate parking in the rear of the site. Proposal is consistent with the architecture of the abutting homes and is a lower density than the surrounding structures. Site design review should occur to assure proper landscaping of the parcel to mitigate the impacts upon surrounding parcels.